

PROPERTY OVERVIEW

# KELSO BUSINESS CENTER 3

8800 KELSO DRIVE, BALTIMORE, MD 21221





## Building Information

- Easy access to I-695 and I-95
- 162,100 SF flex-warehouse building
- One-story masonry construction
- 24' clear ceiling height
- Dock loading
- 120/208 volt, 3-phase, 4-wire service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-IM zoning: light manufacturing, office, warehousing, distribution
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital
- MTA bus stop at park entry



## Surrounding Amenities

- ALDI
- Arby's
- Bill Bateman's
- Checkers
- Chipotle
- Country Inn & Suites
- Domino's
- DuClaw Brewing Company
- Dunkin'
- FedEx
- Giant
- Home Depot
- Marshalls
- McDonald's
- Office Depot
- Panda Express
- Panera Bread
- Popeyes Louisiana Kitchen
- Royal Farms
- Sam's Club
- Sky Zone Trampoline Park
- Sonic
- Tropical Smoothie Cafe
- Walgreens
- Walmart
- Wawa

# Site Plan

Kelso Business Center 3

8800 Kelso Drive

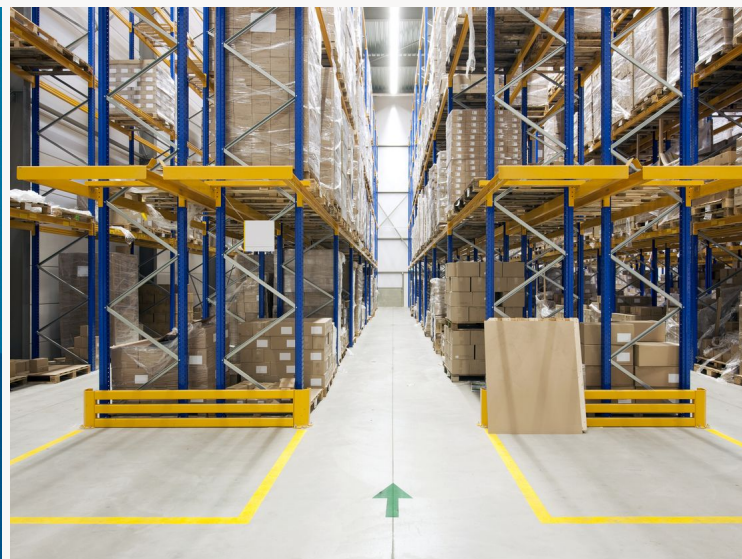
Bulk

162,100 SF

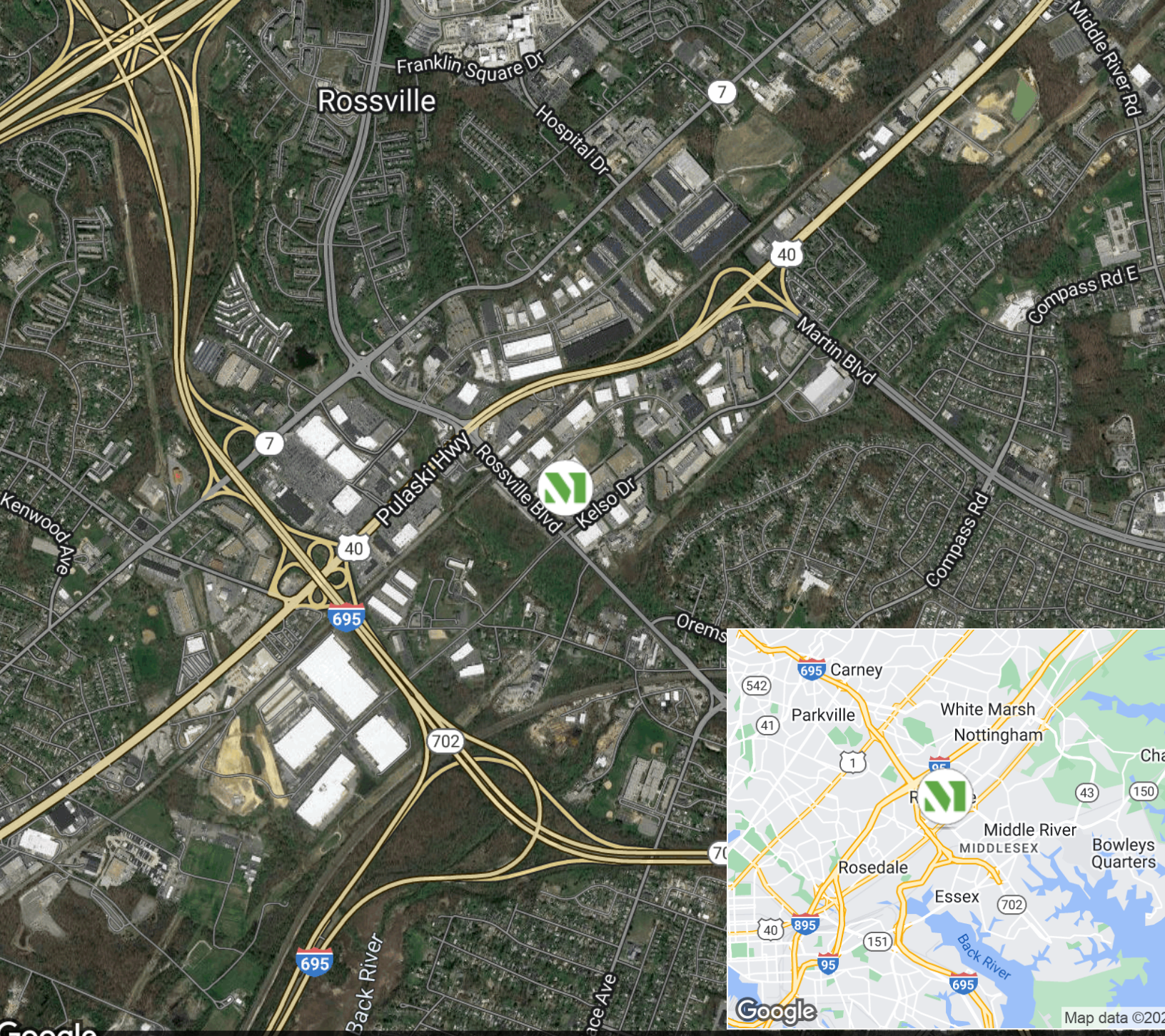


*“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”*

**JUDITH E. ANTISDEL**  
PRESIDENT  
ANNE-TISDALE DIRECT







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**For additional information or to schedule a tour, contact:**

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